

Eastside Legacy  
Business Council  
820 A. Philip Randolph  
Blvd.  
Jacksonville, FL 32206

**Name:** Avery McKnight,  
President  
**Phone:** (904) 609-3256  
**Email:** amcknight@elbcjax.org

October 12, 2023

I am a third generation Eastsider with both parents born and raised not far from the home I was raised in. I grew up loving the smell of Maxwell House Coffee and hearing the shipyard whistle reminding the working class of punch times. During my lifetime I have not seen any major improvements in my community until the city received its first major sports team.

As president of the business council, I want to attract new businesses or appeal to existing businesses wanting to open a new location. To that end, the renderings of new structures that I have had the opportunity to see is just the appeal I am looking for in my community. I support the proposed projects that would bring taller structures along the Arlington Expressway and at the entrance to A. Philip Randolph Boulevard. I am fully behind the effort to bring multiuse space, i.e., multi-family and office space that will bring density to an otherwise sparse thoroughfare and help businesses along the corridor thrive.

To be sure, I support the inclusion of the proposed six-story tower to enable ground floor retail initiation attracting new shoppers, in addition to co-working space for the residential community that I still call home.

Respectfully,  
Avery McKnight, President  
Eastside Legacy Business Council

A handwritten signature in black ink that reads 'Avery McKnight' in a cursive, slightly slanted script.

**PUD WRITTEN DESCRIPTION**  
**SOCCER ENTERTAINMENT COMPLEX PUD**

**October 27, 2023**

**I. PROJECT DESCRIPTION**

- A. Number of acres, location of the site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 7.52 acres to allow for a mixed-use, sports and entertainment development (the “Project”) on the property bounded by A. Philip Randolph Boulevard, Georgia Street, Grant Street and Arlington Expressway as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The parcels comprising the Soccer Entertainment Complex PUD are shown in Table 1. The Property falls within the CGC and MDR land use categories, Urban Priority Development Area, and PBF-1 zoning district. The portion of the Property currently designated MDR is subject to a companion land use amendment to CGC.

The Property, less RE# 130840-0000, is currently owned by the City of Jacksonville (the “City”) and subject to a Purchase and Sale Agreement between the City and RP Sports Investments, Inc. under Ordinance 2023-0087 (the “Purchase and Sale Agreement”). A companion Development Agreement between the City and RP Sports Investments, Inc., under Ordinance 2023-\_\_\_, provides additional details regarding the Project. The Project is also subject to proposed right-of-way closures for portions of Albert Street, Georgia Street and Grant Street by Ordinance 2023-\_\_\_, and as conceptually depicted on the Site Plan.

The Soccer Entertainment Complex PUD (the “PUD”) allows for a mixture of uses including a state-of-the-art soccer stadium complex with a minimum of 2,500 and up to 30,000 seats (the “Soccer Stadium”); commercial, retail and office space; multi-family residential; parking structures; and open space. Phase I includes construction of the field with an initial 2,500 seats and an office building to house soccer operations as well as co-work office space. The western portion of the Property that depicts a Phase II building will be initially used as surface parking during Phase I. Phase II contemplates the expansion of stadium seating as well as construction of an additional mixed-use building with ground floor retail along A Philip Randolph Boulevard and a structured parking garage south of Albert Street that extends through RE# 130840 0000. Future development may include further expansion of stadium seating capacity and the addition of multifamily residential uses above the structured parking garage.

The Property is currently vacant, serving only as temporary off-site parking for events at the nearby TIAA Bank Field, VyStar Veterans Memorial Arena and 121 Financial Ballpark. The Project is intended to promote the City’s sports and entertainment presence, provide a destination for residents and visitors, fulfil the demand for upscale retail and office space, and catalyze Downtown redevelopment. The mixed-use PUD draws from vision studies, neighborhood action plans, and surrounding conditions to

serve as a gateway to the Eastside and activate the A. Philip Randolph corridor while ensuring compatibility with the Downtown overlay, Jacksonville Sports and Entertainment District (Ordinance 2001-1118), and Eastside neighborhood character.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC/MDR	CCG-2/RMD-A	Single-family
East	MDR	PBF-1/RMD A	JEA Substation
South	CBD	CCBD	Arlington Expressway/Fairgrounds
West	CGC	CCG-2	Vacant

- B. Project name: Soccer Entertainment Complex PUD.
- C. Project engineer: Waitz & Moye.
- D. Project developer: RP Sports Investments, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC/MDR.
- G. Current zoning district: PBF-1/CCG-2.
- H. Requested land use designation: CGC.
- I. Requested zoning district: PUD.
- J. Real estate numbers:

130747-0000	130651-0000	130733-0000	130837-0000
130730-0000	130650-0000	130732-0000	130841-0000
130741-0000	130649-0000	130731-0000	130842-0000
130747-0100	130728-0000	130725-0000	130743-0000
130749-0000	130729-0000	130736-0000	130750-0000
130748-0000	130740-0000	130737-0000	130841-0010
130746-0000	130730-0010	130738-0000	130742-0000
130744-0000	130726-0000	130724-0000	130840-0000
130745-0000	130734-0000	130838-0000	

## II. QUANTITATIVE DATA

- A. Total acreage: 7.52 acres.
- B. Total amount of non-residential floor area: Minimum of 25,000 square feet and not to exceed 375,000 square feet.

- C. Total amount of stadium seating: Minimum of 2,500 seats and not to exceed 30,000 seats.
- D. Total number of dwelling units: Not to exceed 350 dwelling units.

### **III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD allows for a mixed-use, sports and entertainment development consisting of a soccer-specific stadium, retail, office and parking structures.

As required by the Purchase and Sale Agreement, Phase I of the Project shall include (i) a minimum of 25,000 square feet of commercial office space but not to exceed 175,000 square feet, (ii) a soccer stadium with a minimum of 2,500 seats and (iii) a minimum of 100 parking spaces. Phase II of the Project will consist of the remaining office, retail, stadium seating and parking garage(s). Future phases of the Project beyond Phase II may include multi-family residential of up to 350 dwelling units.

The PUD adopts regulations of the CCG-2 zoning district with the following exceptions:

1. The following uses have been added or modified:
  - a. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, museums, community centers and theaters for stage performances (but not motion picture theaters) are included as a permitted use.
  - b. Multi-family dwellings are included as a permitted use.
  - c. Parks and open space are included as a permitted use.
  - d. Establishments or facilities which include the sale of all alcoholic beverages for on-premises are modified to exempt the distance limitations outlined in Part 8, Chapter 656.
  - e. Retail sale and service of food and beverages, including all alcoholic beverages are modified to permit permanent or restricted outside sale and service.
  - f. Fruit, vegetable, poultry or fish markets are modified to permit all forms of outdoor markets.
  - g. Off-street commercial parking lots are modified to also permit parking garages.

- h. Commercial, recreational and entertainment facilities either in completely enclosed buildings or outdoors are modified to include stadiums as a permitted use.
2. The following uses that would be permitted or permissible in the CCG-2 zoning district are omitted:
- a. Off-premises sale of alcohol.
  - b. Nightclubs.
  - c. Daycare centers and care centers.
  - d. Light manufacturing, processing, packaging or fabricating.
  - e. Recycling collection points.
  - f. Private clubs.
  - g. Personal property storage establishments.
  - h. Building trade contractors with outside storage yards.
  - i. Travel trailer parks.
  - j. Automobile storage yards.
  - k. Bus, semi-trailer or truck parking and storage.
  - l. Manual car wash.
  - m. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops, automotive vehicle parts, heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
  - n. Service stations, truck stops, automated car wash, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
  - o. Game promotions, sweepstakes and drawings by chance utilizing electronic equipment and similar uses.

- p. Adult entertainment.
  - q. The sale of new or used tires.
  - r. Dancing establishments.
  - s. Residential treatment facilities.
  - t. Rescue missions.
  - u. Day labor pools.
  - v. Crematories.
  - w. Indoor gun ranges.
  - x. Boatyards
  - y. Racetracks for animals and vehicles.
  - z. Textile recycling bins
3. Minimum rear yard setback is reduced to 0 feet except as required for certain uses.
  4. Height for the mixed-use office building conceptually depicted on the site plan along A Philip Randolph Boulevard is 85 feet. Height for the remainder of the parcel north of Albert Street is limited to 60 feet. Height south of Albert Street is limited to 220 feet.
  5. Part 6 parking requirements are modified to require a base number of spaces for Phase 1 and Phase 2 of the project, allow for shared parking within the PUD and off-site overflow parking and eliminate maximum parking and loading space requirements.
  6. Part 12 landscaping requirements are modified to the extent that (1) internal buffering between uses and parcels shall not be required within the PUD due to the horizontal and vertical integration of the project; (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes; (3) improvement of a portion of the Property shall not trigger a requirement to bring any other portion of the Property into compliance; and (4) buffer requirements uncomplimentary land uses and zoning districts set forth in Section 656.1216 are waived.
  7. Sign regulations in Part 13 applicable to the CCG-2 zoning district are modified to permit signage compatible with the Jacksonville Sports and Entertainment District (Ordinance 2001-1118) and the Sports and Entertainment Complex Sign Overlay Zone (Section 656.1337).

8. Lighting regulations are specifically included to reduce the effects of site lighting on adjoining properties.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

#### **IV. USES AND RESTRICTIONS**

A. Permitted Uses:

1. Commercial retail sales and service establishments.
2. Commercial, recreational and entertainment facilities either in completely enclosed buildings or outdoors, such as stadiums, athletic complexes, arenas, auditoriums, convention centers, carnivals or circuses, theaters (including open-air theaters), skating rinks, go-cart tracks, driving ranges, billiard parlors, bowling alleys, swimming pools, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder.
3. Establishments or facilities which include the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption with no minimum distance limitations as set forth in Part 8, Chapter 656.
4. Permanent or restricted outside sale and service of food and beverages, including all alcoholic beverages with no minimum distance limitations as set forth in Part 8, Chapter 656.
5. Outdoor markets.
6. All types of professional and business offices including coworking space.
7. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, museums, community centers and theaters for stage performances (but not motion picture theaters).
8. Small-scale operations including wholesaling, warehousing, storage, and distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one-and-one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

9. Multi-family dwellings.
10. Hotels and motels.
11. Hospitals, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Off-street commercial parking lots and parking garages. In the event future development includes a parking garage on the parcel north of Albert Street, a vertically integrated garage is preferred.
13. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
14. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
15. Churches, including a rectory or similar use.
16. Vocational, trade and business schools.
17. Banks, including drive-thru tellers.
18. Parks and open space.

**B. Permissible Uses by Exception:**

1. Schools meeting the performance standards and development criteria set forth in part 4.

**C. Permitted Accessory Uses and Structures:**

1. Permitted accessory uses and structures: As permitted under Section 656.403; provided, however, that the yard and setback restrictions do not apply to such uses and structures.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.



3. Minimum front building setback: None.
4. Minimum side building setback: None.
5. Minimum rear building setback: None.
6. Maximum height of structures: Height for the mixed-use office building conceptually depicted on the site plan along A Philip Randolph Boulevard is 85 feet. Height for the remainder of the parcel north of Albert Street is limited to 60 feet. Height south of Albert Street is limited to 220 feet.

**B. Ingress, Egress and Circulation:**

**1. *Parking Requirements.***

- a. A minimum of 300 parking spaces shall be provided on-site in Phase I. The Phase I parking will be located west of the stadium on the northern parcel and on the parcel south of Albert Street.
- b. Phase II parking is intended to be provided in a structured parking facility located south of Albert Street. Phase II office and commercial uses shall provide parking at a rate of 3 spaces per 1,000 square feet and multifamily residential use shall include parking at a rate of 1 space per unit. Soccer Stadium parking in Phase II shall be provided as negotiated with the City of Jacksonville Office of Economic Development not to exceed a minimum requirement of 531 spaces.
- c. Parking requirements for any use within the PUD may be satisfied by an agreement for the use of off-site parking facilities. Applicant anticipates that any overflow parking demand associated with the Soccer Stadium will be satisfied by the City's Sports Complex Garage located southwest of the Property at 500 A. Philip Randolph Boulevard.
- d. Future development within the PUD, or development for a use other than as a mixed-use Soccer Stadium, shall require parking at rates to be determined by a calculation pursuant to ITE or ULI standards, whichever is lesser, or as otherwise approved by the Planning and Development Department.
- e. The Project may provide for a mix of structured and surface parking with no maximum parking restriction. Parking within the PUD may be shared regardless of individual parcel ownership so long as the PUD in its entirety provides sufficient parking for all proposed uses taking into consideration offsetting hours of operation as well as agreements for off-site overflow parking demand associated with the Soccer Stadium. For example, parking spaces available on-site for office use may be used for event parking when the office building is not in use.

- f. Parallel parking spaces are permitted along A. Philip Randolph Blvd, as depicted on the Site plan filed herewith, and/or at an alternative location approved by the Planning and Development Department. On-street parallel parking shall have a seven-foot minimum parking stall width including the gutter.
  - g. One (1) shared loading space is required, and all loading shall be conducted internally to the project and not within a public right-of-way.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of A. Philip Randolph Blvd., Albert Street and Grant Street, substantially as shown on the Site Plan. The final location of all access points is subject to review and approval by the Development Services Division.
  3. *Pedestrian Access.* Public pedestrian access to the various uses within the PUD will be provided by sidewalks along A. Philip Randolph Boulevard and Albert Street. A pedestrian bridge above Albert Street may be constructed to provide access from the parking garages contemplated in Phase II to the various uses within the PUD, substantially as shown on the Site Plan. In addition, outdoor plazas are included throughout the PUD to provide safe transitions through the Property for pedestrians. Pedestrian access shall otherwise be in accordance with the 2045 Comprehensive Plan.
- C. Signs: The PUD shall have a unified signage program as set forth herein. Signage within the PUD shall comply with Part 13 regulations applicable to the CCG-2 zoning district, except that the following signs are specifically permitted:
1. Wall signs: Wall signs, not exceeding the lesser of 15% of the total area of the facade abutting a public right-of-way, public driveway, or approved private street or 400 square feet are permitted.
  2. Freestanding signs: Freestanding signs are permitted along Arlington Expressway, A. Philip Randolph Boulevard and Albert Street not exceeding 300 square feet in area per side for each sign. Signs shall be no more than 50 feet in height.
  3. Parking garage signs: Parking garages are allowed wall signs, projecting signs or awning signs not exceeding a combined total of 75 square feet in area per side of street frontage. Provided, however, if the parking garage has ground floor retail sales or services, the maximum sign area shall not exceed 150 square feet per side of street frontage.
  4. Stadium Structural Attached Signs: Signs attached to the structures of the stadium and its appurtenances. Stadium Structural Attached Signs shall include, but not be limited to, signs attached to escalators, light towers, walkways, stanchions, elevators, elevator structures, flag poles, walls, wall supports and fencing. Stadium

Structural Attached Signs shall not extend beyond the limits of the structures to which they are attached.

5. Soccer Stadium On-Site Signs: Soccer Stadium On-Site Sign means any sign erected on the Property within the PUD which advertises or otherwise identifies a use of, or events within the Soccer Stadium, as well as products, activities or services that are sold, produced, manufactured, located, provided or furnished within the Soccer Stadium or on the Property, or any sign which advertisement is related to a sponsor of an athletic team which is a tenant of or occupies the Soccer Stadium, which is deemed to be an on-site commercial use, or any sign erected pursuant to a naming right or sponsorship agreement entered into by such tenant or occupant of the Soccer Stadium.
  6. Off-site signs: A maximum of 2 double-faced, changing message off-site signs, as defined in Section 656.1302, so long as permitted by existing settlement agreement(s), and any amendments thereto, between the City of Jacksonville and Outfront Media, LLC (See Ordinance 2015-810) and/or L. I. Gefen d/b/a SLG Investments (See Ordinance 1994-791).
  7. Changing message devices: Changing message devices are permitted as part of any allowable sign, subject to the requirements provided in Section 656.1302(c).
  8. Illumination: Signs may be externally or internally illuminated, provided that the source of such illumination shall be designed, installed and maintained in a manner that prevents any glare or light from shining onto residentially used property.
  9. Signage within the PUD is exempt from any distance limitations that may be applicable for historic districts and contributing structures therein, in the event such district is established.
- D. Landscaping: The Property will be developed in phases, but will give the appearance of a single, unified development. Phase I contemplates a transitional surface parking lot which will be converted into structured parking facilities in Phase II. At such time as a particular portion of the Project is developed, such area shall provide landscaping as required by Part 12 of the Zoning Code; provided, however, that:
1. Internal buffering between uses and parcels within the PUD shall not be required due to the horizontal and vertical integration of the project;
  2. Structured parking shall not be deemed to be a vehicular use area for landscaping purposes;
  3. Improvement of a portion of the Property shall not trigger a requirement to bring any other portion of the Property into compliance;

4. Buffer requirements related to uncomplimentary land uses and zoning districts set forth in Section 656.1216 are waived;
  5. Vehicular use area interior landscaping requirements set forth in Section 656.1214 are waived.
- E. **Lighting:** To minimize the effects of site lighting on adjoining properties, directional and “cut-off” lighting fixtures will be utilized to cast illumination downward and within the site rather than broad area illumination. Specialty lighting, effect lighting and spotlights shall be allowed during special events as approved by the Planning and Development Department. Light poles shall not exceed 85 feet in height.
- F. **Recreation and Open Space:** Recreation and open space within the PUD will be in compliance with the 2045 Comprehensive Plan and be provided by the multi-use outdoor plaza(s), event field and other indoor and outdoor recreation facilities on the Property.
- G. **Utilities:** Essential services, including telephone water, sewer, cable, gas and electric as required to serve the project shall be permitted on the site. Water and sanitary sewer will be provided by JEA.
- H. **Wetlands:** Development that would impact wetlands will be permitted in accordance with local, state, and federal requirements.
- I. **Waiver of minimum distance for a liquor license:** A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required. The property is less than 500 feet from several churches in the Eastside neighborhood; however, the proposed alcoholic beverage use is designed to be an integral part of a mixed-use planned unit development and is within the A. Philip Randolph Boulevard commercial corridor which the Eastside Neighborhood Action Plan envisions as a vibrant, busy commercial center.
- J. **Temporary Uses:** Temporary sales, leasing and construction offices and trailers shall be allowed to be placed within the PUD.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

In accordance with Section 656.341(d) of the Code, the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City’s 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City’s 2045 Comprehensive Plan and specifically contributes to:

### **Future Land Use Element**

1. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
  
2. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
  - a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts
  - c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development
  - h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
  
3. Policy 1.1.10 – Ensure mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
  - i. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
  - ii. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the Comprehensive plan;

- iii. The proposed development is compatible with surrounding existing land uses and zoning.
4. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- i. Creation of complementary uses;
  - ii. Enhancement of transportation connections;
  - iii. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - iv. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
6. Policy 1.1.24 – The City will encourage the use of such smart growth practices as:
- i. Interconnectivity of transportation modes and recreation and open space areas;
  - ii. A range of densities and types of residential developments
  - iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
  - iv. Use of the Development Areas;
  - v. Revitalization of older areas and the downtown;
  - vi. Use of site design features that encourage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
  - vii. Create walkable neighborhoods.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

9. **Objective 1.3 – Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design, and facilitate access to employment and daily goods and services.**
10. **Policy 1.3.3 – The City shall require through the development review process, the interconnections of land uses in order to reduce the need for trip generation and encourage alternative methods of movement. The development review criteria shall include provisions for convenient on-site traffic flow, considering need for vehicular parking.**
11. **Objective 1.6 – The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.**
12. **Policy 1.6.5 - The City should identify economically distressed areas where the historic development pattern and physical environment limit the potential for modern development, and amend the Land Development Regulations to consider parking, landscaping, buffering and similar requirements in these areas in an effort to incentivize infill and redevelopment.**
13. **Policy 2.2.7 - Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.**
14. **Policy 3.2.11 - The City shall support the location of intense commercial and industrial uses in areas already subject to excessive noise levels and surrounded by land uses that are compatible with such intense uses, subject to a case-by-case review for appropriateness. The Land Development Regulations shall include standards to buffer these intense commercial and industrial uses from adjacent residential or retail commercial development. Uses located within the airport noise/accident zones and other restricted use areas shall be guided by the provisions in the Land Development Regulations for such areas.**
15. **Policy 3.1.12 – The City shall, through Land Development Regulations and land use category descriptions, require higher density residential development and supporting commercial uses to locate on or near arterial or collector roads used for mass transit routes and in proximity to major employment areas in order to ensure efficient use of land, public facilities, and services, and transportation corridors.**

16. Policy 3.1.14 – Land Development Regulations shall include site design standards to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions.
17. Policy 3.2.14 - The City has established and will continue to implement design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).
18. Policy 3.2.15 – The City shall where feasible, increase open space in site designs beyond what is currently specified by Zoning Code through site design techniques (e.g., clustering of structures), in order to promote a park-like quality in non-residential developments.
19. Policy 3.2.27 - Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following:
  - a. A scale transition.
  - b. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible.
  - c. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.
20. Policy 3.4.2 – The City shall encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to facilitate such development through regulatory measures.
21. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
22. Policy 4.1.10 - Where appropriate, the Land Development Regulations shall be updated to promote mobility friendly site and building design and scale. These updates should accommodate site and building design and scale that is oriented towards creating a pedestrian, bicycle and transit friendly environment. Architectural and site design techniques should also be included in the updates to address walkable and bikeable communities.



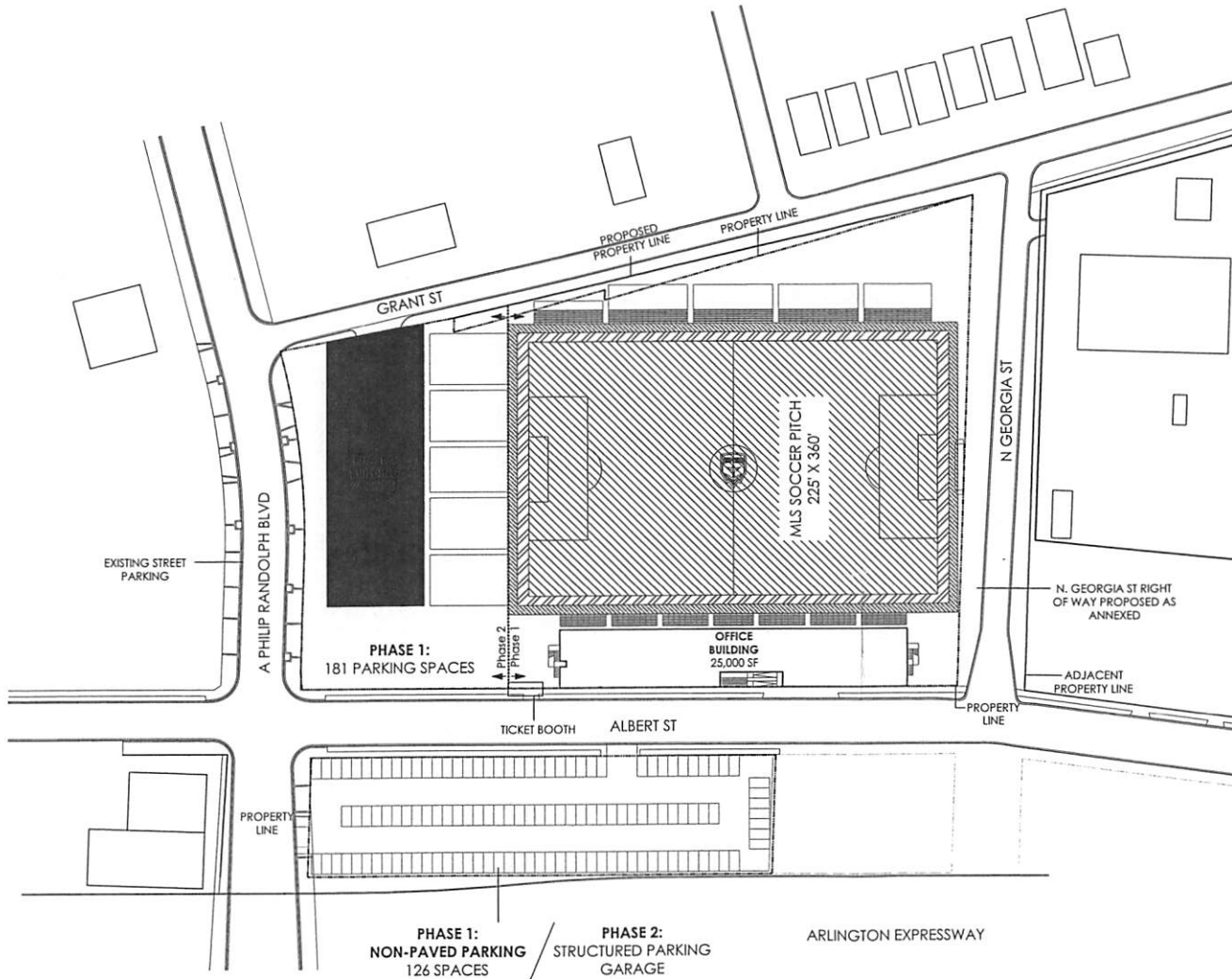
*Housing Element*

23. Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.
  24. Policy 1.1.1: The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
  25. Policy 1.1.3: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.
- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
  - C. **Allocation of residential land use.** Residential development will be consistent with the CGC – Urban Priority Area residential density allocations under the 2045 Comprehensive Plan.
  - D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Vehicular access will be by way of A Philip Randolph Boulevard and Albert Street. Parking will be provided by multi-story garages between Arlington Expressway and Albert Street. The PUD provides an integrated design and compatible uses within the Property and encourages internal pedestrian circulation.
  - E. **External compatibility/ Intensity of development.** The PUD proposes uses and provides design mechanisms that are compatible with surrounding uses and the changing nature of the area. Development within the Property is oriented to provide a transition of intensity from the Downtown Sports and Entertainment District to the south, to residential uses north of the property. The PUD provides graduated height restrictions, concentrated vehicular access, and lighting controls to reduce potential impacts on surrounding residential uses.
  - F. **Usable open spaces, plazas, recreation areas.** The PUD proposes an outdoor plaza uniquely adapted to the various uses within the Project, providing open space and recreation for pedestrians. Open space and recreation areas are provided in compliance with the 2045 Comprehensive Plan, substantially as shown on the Site Plan.
  - G. **Impact on wetlands.** Any development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

- H. **Listed species regulations.** The Property is less than 50 acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides a minimum of 100 parking spaces in Phase 1 and parking ratios sufficient to meet demand in Phase II. The parking and loading solutions provided in the PUD are consistent with existing development in the area and market demand.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with City regulations.

**Proposed conditions for Ordinance 2023-653 – Soccer Entertainment Complex PUD**

- 1. Any event with an anticipated attendance of more than 1,228 people will require either (i) a private agreement for sufficient off-site parking, and/or (ii) coordination with ASM Global and the DIA to ensure that there is no conflicting event on such date which would reduce the capacity in the Sports Complex garage below 393 or the amount required after obtaining private agreements.”**
- 2. Future expansion of seating capacity will require provision of an updated parking memorandum detailing coordination with ASM Global and the DIA for additional overflow parking.**
- 3. A minor modification to this PUD detailing plans for seating capacity, construction of the Phase II parking garage, and coordination with ASM Global and the DIA for any overflow parking needs will be filed prior to submission of plans for garage construction.**



**PHASED SEATING SCHEDULE:**

	PHASE 1	PHASE 2	TOTAL
N	1,250	2,200	3,450 SEATS
E	---	---	---
S	1,250	---	1,250 SEATS
W	---	4,772	4,772 SEATS
<b>TOTAL</b>	<b>2,500</b>	<b>6,972</b>	<b>9,472 SEATS</b>

**PARKING SCHEDULE:**

Space:	Required:	Phase 1:	Phase 2:
Office	3 per 1,000 SQ FT	75	---
N Seats	1 per 4 seats	312.5	550
S Seats	1 per 4 seats	312.5	---
W Seats	1 per 4 seats	---	1,193

**Total Required:**

Phase 1	700	---
Phase 2	---	1,743






**Total Provided:**

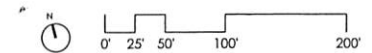
Phase 1	---	---
On-Site North Lot:	181 spaces	---
On-Site South Lot:	126 spaces	---
Total On-Site Phase 1:	307 spaces	---

Total Off-Site Phase 1: 393 spaces

**Phase 2**

TBD upon completion of garage plans

-  FIELD
-  ADVERTISING BOARD
-  AUXILIARY AREA
-  PHASE 2 BUILDING
-  PHASE 1 BUILDING



502-28

**Exhibit "D"**  
**Braddock Family Parcel PUD**  
**Revised Written Description**  
~~June 28~~ **November 6, 2023**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use Designation: MU (Ord. 2010-390-E)
- B. Proposed Land Use Designation: MU (L-5610-21A)
- C. Current Zoning District: AGR
- D. Requested Zoning District: PUD

**II. SUMMARY DESCRIPTION OF THE PLAN**

The Applicant proposes to rezone approximately 2,232± acres of property from AGR to Planned Unit Development (PUD). The Property is located west of the Jacksonville International Airport, in all four quadrants of the intersection of Lem Turner Road and Braddock Road (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a mixed use community consisting of up to 2,350 residential units and 700,000 square feet of commercial development. The Property is currently undeveloped.

Ordinance 2010-390-E approved the current MU future land use category and Site-Specific Policy 4.3.18, setting forth development densities and intensities for the Property. No companion rezoning was sought at that time. Large-Scale Land Use Amendment L-5610-21A slightly revised Policy 4.3.18, including changes to the percent distribution of uses including residential densities. The existing allowed uses and the existing entitlements within the MU Area did not change. Existing entitlements include a maximum allowed residential density of 2,350 dwelling units and a maximum allowed non-residential intensity of 700,000 square feet. Additional changes to FLUE Policy 4.3.18 included a refinement to the total acreage of the site, and the removal of the recommendation for non-impacted wetlands to be placed into conservation easements. This PUD application provides companion development standards for revised Policy 4.3.18. As described below, the PUD zoning district is being sought to provide for a mixed-use development with retail commercial and residential uses, to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD will be developed in accordance with this PUD Written Description and the Site Plan.

**III. PUD DEVELOPMENT CRITERIA**

**A. Master PUD Site Plan and Parcels**

The Site Plan shows the uses to be permitted within each parcel. The parcel designations are solely for defining the general location of permitted uses within the PUD and do not subdivide the Property. Parcel sizes, configuration, and boundaries as shown on the Site Plan may be

modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

1. Single Family Residential Parcels

The permitted uses and structures and accessory uses and structures, as described in Section III.C. below shall be permitted on all parcels shown as Single Family Residential on the Site Plan.

2. Single and Multifamily Parcels

The permitted uses and structures and accessory uses and structures, as described in Sections III.B. and III.C. below shall be permitted on all parcels shown as Single and Multifamily Family Residential on the Site Plan.

3. Single Family/Townhome Residential Parcels

The permitted uses and structures and accessory uses and structures, as described in Section III.C. below shall be permitted on all parcels shown as Single Family/Townhome Residential on the Site Plan. Townhome uses are also permitted subject to the standards in Section III.B. below.

4. Commercial Parcels

The permitted uses and structures and accessory uses and structures, as described in Section III.D. below shall be permitted on all parcels shown as Commercial on the Site Plan.

5. Mixed Use Parcels

The permitted uses and structures and accessory uses and structures, as described in Sections III.B., III.C., and III.D. below shall be permitted on all parcels shown as Mixed Use on the Site Plan.

**B. Multifamily Site Development Standards.**

1. *Permitted uses and structures:*

- a. Multifamily residential dwelling units and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
- b. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- c. Temporary construction trailers and offices, and sales/leasing offices.

- d. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication and radio towers.
  - e. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
  - f. Amenity/recreation centers, which may include pools, cabanas/clubhouses, health/exercise facilities, and similar uses.
  - g. Bona fide commercial agricultural uses may continue until build-out.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required buffer. Permitted accessory uses and structures to include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.
3. *Minimum lot requirements (width and area):*
- a. Apartments – None.
  - b. Townhomes – Fifteen (15) feet / 1,500 square feet interior units, twenty (20) feet / 2,000 square feet end units.
4. *Maximum lot coverage by all buildings and structures:*
- a. Apartments – Sixty percent (60%).
  - b. Townhomes – Seventy percent (70%).
5. *Minimum yard requirements:*
- a. Apartments: Front – Twenty (20) feet; Rear – Twenty (20) feet; Side – Twenty (20) feet.
  - b. Townhomes: Front – Twenty (20) feet from garage, fifteen (15) from front façade; Rear – Ten (10) feet; Side – Zero (0) feet interior, ten (10) feet end units. For units with garages facing the rear and with alley access, five (5) feet from building face to alley right of way.

Setbacks will be measured between principal structures. If a townhome lot line is on a lake, water, or wetlands, the top of bank shall not be considered the lot line.

Furthermore, when a townhome lot is located on a corner, the “front” of the lot will be determined upon submission for a building permit or platting. Encroachments by sidewalks, driveways, parking, signage, utility structures, trash compactors, garbage receptacles, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks. Multifamily dwellings on the same lot with more than four (4) dwelling units shall not be required to provide forty (40) feet separation between buildings when directly facing or backing up to another building. Minimum building separation shall meet Florida Building and fire prevention safety codes.

6. *Maximum height of structures:* Forty-five (45) feet for apartments, thirty-five (35) feet for townhomes, as measured from the finished floor elevation to the bottom of the roof eaves. Significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
7. *Impervious surface ratio:* Seventy percent (70%) townhomes, eighty percent (80) apartments.
8. *Locational limitation:* Per the provisions of Policy 4.3.18.5, within the portion of the Property which lies south of Braddock Road and west of Lem Turner Road, multifamily uses are not permitted, and an appropriate buffer and visual screen will be provided between any new non-residential use and any existing residential uses, including either a minimum 50 foot buffer and wall or a minimum 100 foot buffer and landscaping (to achieve the visual screen).

**C. Single Family Site Development Standards.**

1. *Permitted uses and structures:*
  - a. Single family detached dwelling units with integrated parking facilities and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
  - b. Temporary construction trailers and offices, sales/leasing offices, and model homes/units.
  - c. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.



- d. Amenity/recreation centers, which may include pools, lagoons, cabanas/clubhouses, health/exercise facilities, and similar uses, and which may be open to the public on a restricted or unrestricted basis.
  - e. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
  - f. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in the City of Jacksonville Zoning Code.
  - g. Bona fide commercial agricultural uses may continue until build-out.
  - h. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
2. *Permitted Accessory Uses and Structures.* Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required buffer. Permitted accessory uses and structures include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.
3. *Minimum Lot and Building Requirements.*
- a. Front – Twenty (20) feet to garage, fifteen (15) feet to front façade, provided that unenclosed front porches may extend five (5) feet into the required front yard setback.
  - b. Side – Five (5) feet (combined 10 feet).
  - c. Rear – Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat. For units with garages facing the rear and with alley access, five (5) feet from building face to alley right of way.

*Note:* Encroachments by subdivision buffers, landscaping, sidewalks, parking, temporary signage, utility structures, fences up to six (6) feet in height, street/park furniture, HVAC units, pools and pool enclosures and other similar improvements shall be permitted within the minimum building setbacks.

4. *Minimum Lot Requirements.* Forty (40) feet wide; four thousand square feet. For lots located on cul-de-sacs, the minimum width shall be twenty-five (25) feet at the [curb](#) [bright of way](#). So long as a cul-de-sac lot is forty (40) feet in width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.
5. *Maximum Height of Structures.* Thirty-five (35) feet, as measured from the finished floor elevation to the bottom of the roof eaves. As provided in Section 656.405 of the City of Jacksonville Zoning Code, significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
6. *Impervious surface ratio.* Seventy (70) percent.
7. *Maximum lot coverage.* Sixty-five (65) percent.

**D. CGC Site Development Standards.**

1. *Permitted Uses and Structures:*
  - a. All permitted and permissible uses by exception in CCG-1, including without limitation general retail uses and retail outlets for the sale of food and drugs including grocery stores, drug stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, flooring and floor coverings, office equipment or furniture, hardware, antiques, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.
  - b. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
  - c. Libraries, museums, and community centers.
  - d. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off premises consumption or both.

- e. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both.
- f. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption.
- g. Establishments or facilities in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production; provided, however, that this sub-section shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.
- h. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.
- i. Restaurants with on premises consumption of beer, wine and alcohol.
- j. Restaurants with the outside sale and service of food on adjoining patio area.
- k. Outside sale and service of alcoholic beverages.
- l. Retail and restaurant kiosks (static or mobile kiosks).
- m. Public buildings and facilities except for public maintenance facilities and storage yards.
- n. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- o. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, indoor cart racing, cinemas and theaters, and other similar uses.
- p. Express or parcel delivery offices, but not trucking distribution centers.
- q. Hotels and motels.
- r. Off-street parking lots, which may include outdoor sales, entertainment, and public displays.

- s. Convenience stores with or without gasoline pumps.
- t. Hospitals, medical clinic (outpatient), and similar facilities.
- u. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- v. Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.
- w. Independent living, assisted living, and memory care housing for the elderly.
- x. Skilled nursing facilities.
- y. Medical, dental and chiropractic offices and clinics.
- z. Business and professional offices.
- aa. Meeting facilities and conference centers for business meetings, social gatherings (holiday events, parties, reunions, weddings, and similar events), including the associated service of food and alcohol and the outside sale and service of alcohol.
- bb. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
- cc. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- dd. Child and adult day care centers.
- ee. Churches including a rectory, nursery and day school. These uses will not be entitled to the minimum distance limitations of Chapter 656, Part 8.
- ff. Temporary construction trailers and offices.
- gg. As part of a quality grocer or other general retailer, outside retail sales of holiday items.
- hh. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication and radio towers.

- ii. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
  - jj. Amenity/recreation centers, which may include pools, cabanas/clubhouses, health/exercise facilities, and similar uses.
  - kk. Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.
2. *Minimum lot requirements (width and area):*
    - a. None.
  3. *Maximum lot coverage by all buildings and structures:*
    - a. Commercial uses – none.
  4. *Minimum yard requirements (Commercial):*
    - a. Front – None.
    - b. Rear – None.
    - c. Side – None.

Encroachments by sidewalks, driveways, parking, signage, utility structures, trash compactors, garbage receptacles, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

*Maximum height of structures:* Sixty (60) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.

5. *Impervious surface ratio:* Eighty-five percent (85%).

#### IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

- A. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners and/or master association dues.
- B. **Access.** Access to the Property initially will be from Lem Turner and Braddock Roads. As shown on the Site Plan, the main internal access road may continue to the northeast to adjacent parcels. For individual “lots” or parcels of land within the PUD which may be owned in fee simple, there shall be no required street

frontage or access for building permits. The design of the access point and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.

- C. **Circulation.** The mix of uses at build-out within the Property shall not be projected to exceed 4,304 p.m. peak hour external trips. The Property will be developed with an internal sidewalk system on a minimum of one side of the internal roads facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.
- D. **Recreational/Open Space.** Internal active recreation area will be provided in accordance with the provisions of Sec. 656.420 of the Zoning Code. These active recreation/amenities may include parks, open space, pedestrian walks and paths, and recreational uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a residential use.
- E. **Signage.**

The purpose of these sign standards is to establish a coordinated signage program that provides for the project and tenants' identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated.

A summary table of the proposed sign standards is shown below.

#### Project Identity Signs on Lem Turner and Braddock Road

A maximum of eight (8) project identity monument signs will be permitted at locations fronting on Lem Turner Road and Braddock Road, for the PUD and/or uses, owners, and tenants within the PUD. Signs shall not be located within twenty-five (25) feet of any intersection of two or more streets. These signs may be two-sided, and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared pole/pylon sign.

These project identity monument signs will not exceed twenty-five (25) feet in height and two hundred (200) square feet in area. These signs will be located not less than one hundred (100) feet apart. Prior to commencement of a use which proposes a project identity monument sign, the applicant shall submit to the Planning and Development Department for its review and approval for consistency with this PUD a plan showing the location, height, and size of the sign.

Residential development:

Residential community identity monument signs are permitted at the major entrance to each residential use or development.

Each residential use or development is permitted a project identity monument sign (one or two sided) externally or internally illuminated not exceeding ten (10) feet in height and fifty (50) square feet in sign face area. The sign may be either a double-faced sign located in the median of the road entering the neighborhood, or two single-faced signs located on either side of the road entering the neighborhood. Sign face area shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign. No monument signs shall be located less than one hundred (100) feet apart or within twenty-five (25) feet of any intersection of two or more streets.

Commercial development:

In addition to signage at the Lem Turner and Braddock Road entrances as described above, non-residential uses, owners, and tenants are permitted the following signage:

Each outparcel will be permitted one (1) project identity monument sign with two sides. These signs will be oriented to Lem Turner Road, Braddock Road, or the internal access roads, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on an outparcel may be identified with one shared monument sign. The signage may not exceed ten feet (10) in height and two hundred (200) square feet in sign face area per side.

For commercial uses:

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right of way for each tenant within the anchor/tenant buildings (on end cap units) will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square

footage of the occupancy frontage or respective sides of the building visible from public rights of way. Any square footage utilized for awning signs which is not perpendicular to the wall to which the awning is attached shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of eight (8) square feet in area per side. Any square footage utilized for under canopy signs shall be subtracted from the allowable square footage that can be utilized for wall signs.

For all uses:

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Changing message devices are permitted subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD, but will not be permitted in peripheral parcels. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening,” “Now Leasing,” or “Hiring Soon” banners) up to 150 square feet may be displayed for a maximum of ninety (90) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

**Sign Guidelines**

Sign Type	General Location	Quantity	Max Area Per Side	Max Height (ft)	
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			(sq ft)		
Project Identity Monument	On Lem Turner	4 (2 each side)	200	25	
Project Identity Monument	On Braddock Road	4 (2 each side)	200	25	
Outparcel Identity Monument	Lem Turner Road/Braddock Road/interal roads	1 Per Parcel	45 (single tenant), 60 (multiple tenants)	10	
Wall Signs	Project Wide		10% of sq ft of occupancy frontage (front and end/side)		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		8		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Temporary Banners	Project Wide with 90 Day Limit		150		
Festival Banners	Project Wide on Light Poles	N/A			

**F. Single Family Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City’s off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

**G. Multifamily Parking and Loading Requirements.** Parking will be provided at a rate of 1.35 spaces per apartment and may consist of a combination of surface, garage and tandem spaces. Two parking spaces will be provided for each townhome unit, which may be provided in garages or driveway tandem spaces. One (1) guest parking spaces will be provided per four (4) townhome dwelling units. Compact spaces are permitted. Specified loading spaces will not be provided, however, there will be sufficient drive aisle width and vehicular use area to allow the loading and unloading of vehicles in close proximity to each building. The parking areas shall be exempt from the requirements of the Parking Lot Landscape Matrix set forth in Section 656.607(l) and Figure B. Bicycle parking will be provided at a minimum rate of two percent (2%) of required vehicle parking. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

**H. Commercial Parking and Loading Requirements.** Off street parking will be provided in accordance with the following additional and superseding provisions. The parking areas shall be exempt from the requirements of the Parking Lot Landscape Matrix set forth in Section 656.607(l) and Figure B.

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards:
  - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
  - b. Office: 3.0 spaces per 1,000 s.f. GLA
  - c. Senior Housing 1.0 space per 2 units/beds
2. Shared parking can be used to satisfy required parking.
  - a. When two or more uses are in close proximity or occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
  - b. Shared parking must be provided within 400 feet of the business(es) being served.
3. Valet parking can be used to satisfy parking requirements.
4. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty (80) percent of the sum of the amount required for each separate identified use.

5. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

I. **Landscaping/Fencing/Screening.** Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use/urban design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries, which may exist among individual uses.

1. *Buffers*

- a. The City’s Ordinance Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the integrated nature of this project, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.
- b. Required perimeter landscaping and subdivision buffers may be placed within the required building setbacks and yard requirements.
- c. A fifteen (15) foot building setback will be provided for commercial development within the Property that is adjacent to residential uses.
- d. Within the portion of the Property which lies south of Braddock Road and west of Lem Turner Road, an appropriate buffer and visual screen will be provided between any new non-residential use and any existing residential uses, including either a minimum 50 foot buffer and six (6) foot high wall, or a minimum 100 foot buffer and landscaping (to achieve the visual screen).

2. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be twenty-four (24) feet, measured one-hundred (100) feet off of the right of way (to allow for return radii to meet the needs of the travelling public).

3. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from

eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

- J. Construction offices/model units/real estate sales.** On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- N. Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- R. Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.
- S. Silviculture.** Bona fide commercial agricultural activities may continue until buildout.

**T. Wetland Buffers.** Development of the property will avoid and minimize wetland impacts consistent with the regulations of the State and Federal regulatory agencies and will address buffers around non-impacted wetlands through the permitting and mitigation processes with these regulatory agencies. Pursuant to those processes and where practicable, (i) wetland impacts will be limited to road and utility crossings at narrow portions of wetland systems or along existing trail systems, and (ii) development will provide an average buffer of 25 feet, with a minimum buffer of 15 feet, around wetlands (not including wetlands which, pursuant to permits from the regulatory agencies, may be impacted or created).

**U. Transportation Provisions.**

1. The following shall occur prior to approval of the first set of Civil Plans, as defined in Sec. 654.106, *Ordinance Code*:
  - a. Pursuant to FLUE Policy 4.3.18(6) and (7), prior to or contemporaneous with this PUD rezoning, the applicant shall enter into a development agreement (Mobility Fee Agreement) with the City providing for a reservation of the right-of-way for the future extension of Braddock Road east to the eastern boundary of the Property (providing for the potential of an extension east to Pecan Park Road). The right-of-way width, alignment and term shall be as mutually agreed to and specified in the Mobility Fee Agreement.
  - b. An Intersection Control Evaluation (“ICE”) analysis of the Lem Turner Road/Braddock Road intersection will be submitted to the FDOT to determine the final approved buildout (4-legged approach) and phased construction plan. The ICE analysis will also determine the subsequent proposed conditions to Lem Turner Road to determine the type of connection and spacing requirements.
  - c. A methodology meeting between FDOT and the City shall take place before any traffic operational analysis is conducted.
2. The following shall occur prior to the completion of development of Phase 1 (300 dwelling units located west of Lem Turner) as depicted on the Proposed Master PUD Site Plan:
  - a. A signal warrant analysis shall be provided by the Developer prior to approval of Civil Plans for the phase containing the 301<sup>st</sup> dwelling unit and again for every 100 subsequent dwelling units based on dwelling units proposed during Verification of Substantial Compliance of the PUD. The warrant analysis is to be submitted to the FDOT to determine if a signal is needed at the Lem Turner Road/Braddock Road intersection. If the signal is

warranted, construction of the signal shall occur by the Developer within one year of the date of warrant analysis approval. If the design, permitting, and construction period exceeds, or is expected to exceed, one year, a bond in favor of the City of Jacksonville, as approved by the Office of General Counsel, shall be posted for the cost of the improvement. No building permits shall be approved if, after one year, the signal is not complete, or a bond is not posted.

3. The following shall occur concurrent with the development of Phase 2 west of Lem Turner Road:
  - a. A strip of land along Lem Turner Road abutting the Property, in a location acceptable to FDOT and the Developer, will be reserved to accommodate the future widening, at a location acceptable to the FDOT and the developer. This strip, when combined with the existing right of way, will create a right of way approximately 200' wide. The developer will be allowed to clear, fill, grade, landscape, and to place signage, access driveways, and utilities, etc., within the reserved land, but will be prohibited from constructing parking, buildings and required stormwater ponds within the reserved land. These restrictions shall be stated in the Civil Plans and on each plat on which the restrictions and reservations will occur. The right of way will be purchased by the FDOT, in the future, at the time of right of way acquisition for the widening project.
  - b. Braddock Road will be widened in accordance with the ICE analysis.
4. The following shall occur concurrent with the development of Phase 2 east of Lem Turner Road:
  - a. A strip of land along Lem Turner Road abutting the Property, in a location acceptable to FDOT and the Developer, will be reserved to accommodate the future widening, at a location acceptable to the FDOT and the Developer. This strip, when combined with the existing right of way, will create a right of way approximately 200' wide. The developer will be allowed to clear, fill, grade, landscape, and to place signage, access driveways, and utilities, etc., within the reserved land, but will be prohibited from constructing parking, buildings and required stormwater ponds within the reserved land. These restrictions shall be stated in the Civil Plans and on each plat on which the restrictions and reservations will occur. The right of way will be purchased by the FDOT, in the future, at the time of right of way acquisition for the widening project.

- b. Construction of the fourth leg at the Lem Turner Road/Braddock Road intersection, and traffic signal improvements, in accordance with the ICE analysis.
- c. Approval of a corridor plan for the Braddock Road Extension east from Lem Turner Road to the easternmost property line of the PUD, as generally shown on the Proposed Master PUD Site Plan, showing a typical 2-lane section depicting specifications and dimensions for vehicular and bicycle lanes, and pedestrian/multiuse path features (the "Corridor Plan"). The Corridor Plan will also identify a preliminary alignment corridor for a future 4-lane roadway and typical street sections for the extension of Braddock Road to the east PUD boundary. This corridor is planned to contain JEA utilities as well.
- d. The developer shall construct Braddock Road Extension (2-lanes of an ultimate 4-lane road) from Lem Turner Road to the easternmost PUD project boundary. Braddock Road Extension will be constructed in phases as development progresses, in accordance with the Corridor Plan.

**V. PUD REVIEW CRITERIA**

- A. Consistency with Comprehensive Plan.** The Property is within the MU future land use category and Site Specific Policy 4.3.18 and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 2,232± acres, the proposed density of up to 2,350 dwelling units and 700,000 square feet of non-residential uses is consistent with the MU land use category. The proposed development is consistent with the following policies of the Future Land Use Element of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.
- B. Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the Property will be from Lem Turner and Braddock Roads, and may connect with adjacent parcels to the northeast, and to Arnold Road/Gold Star Parkway. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be dedicated to the City. The internal roads will be built to City

standards for a public road and will have a minimum of twenty-four (24) feet of paving. The mix of uses at build-out within the Property shall not be projected to exceed 4,304 p.m. peak hour external trips.

- E. External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to the development approved in the area. Most of the surrounding properties are programmed for residential and mixed use development. Ordinance 2022-386-E approved a large scale land use amendment to LDR for a 497 acre parcel contiguous with the northeast boundary of the subject MU Area. The Villages of Westport RAC Multi-Use Area pursuant to FLUE Policy 4.3.4 (Ordinance 2001-255-E) is southwest of the site and is over 1,700 acres, with entitlements for light industrial, office, commercial residential and recreation and open space uses. The Thomas Creek Multi-Use Area pursuant to FLUE Policy 4.3.21 is south of the site and is over 1,000 acres in size, with entitlements for residential and commercial development.
- F. Recreation/Open Space.** The requirements of Sec. 656.420 will be met. Recreational amenities may be semi-private.
- G. Impact on Wetlands.** As depicted on the Site Plan, a large proportion of the Property will remain undeveloped due to existing wetlands. Development of the property will avoid and minimize wetland impacts consistent with the regulations of the State and Federal regulatory agencies and will address buffers around non-impacted wetlands through the permitting and mitigation processes with these regulatory agencies. Pursuant to those processes and where practicable, (i) wetland impacts will be limited to road and utility crossings at narrow portions of wetland systems or along existing trail systems, and (ii) development will provide an average buffer of 25 feet, with a minimum buffer of 15 feet, around wetlands (not including wetlands which, pursuant to permits from the regulatory agencies, may be impacted or created).
- H. Listed Species Regulations.** This review was provided with land use amendment application/Ordinance 2022-2-E. Wildlife crossings as required by the SJRWMD will be provided.
- I. Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed development as described above. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.
- J. Sidewalks, Trails, and Bikeways.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.



**VI. ADDITIONAL § 656.341 DATA**

- A. Professional Consultants:** Planner and engineer: ETM. Developer: Eisenhower Property Group.
- B. Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.
- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City.
- E. Operation and Maintenance of Common Areas:** The common areas will be owned and maintained by one or more HOA and/or master associations funded by mandatory dues.

23-656

# BRADDOCK PROPERTY

Master PUD Site Plan  
November 7, 2023

**LEGEND**

- CONCRETE
- Asphalt
- Single Family Residential
- Single and Multi-Family Residential
- Open Space / Parks / Utilities
- Open Space / Wetlands
- Filter Wall / Access

Note: The location of specific structures is not shown on this map. The location of specific structures is not shown on this map. The location of specific structures is not shown on this map.

**ETM**

Engineering & Technology Management

1000 E. 10th Street, Suite 100, Denver, CO 80202  
303.733.1111



23-658

Civilian Conservation Corps (CCC) installed two storm water drainage ditches off of Lem Turner Road back during the Great Depression to relieve flooding across the Lem Turner Road where my neighborhood is now located. These 2 ditches cut through or near where my neighborhood is located. My neighborhood is sometimes referred to as the Braddock Neighborhood and is located in one of the parcels being purchased by the Eisenhower Group to be developed. **Refer to Ord # 2023-658.**

The two ditches were installed to relieve flooding on the north side of Lem Turner across from my neighborhood. One of the two ditches was approved to be filled in when the permit was issued to build the neighborhood in 1985. The remaining one is now overgrown with trees and bushes and is now too small to handle the volume of storm water from Lem Turner and the neighborhood. Four neighborhood ditches cross over Braddock land to tie into the remaining Lem Turner Ditch installed by the CCC work group.

**Question is:** Who should be responsible for keeping CCC ditches cleared. The road department says they are only responsible for a 100' or so of the entire length

which is approximately 1,500 ft. The installation was requested by the County before consolidation.

Info - The Civilian Conservation Corps (CCC) was a work relief program that gave millions of young men employment on environmental projects during the Great Depression. Considered by many to be one of the most successful of Roosevelt's New Deal programs, the CCC planted more than three billion trees and constructed trails and shelters in more than 800 parks nationwide during its nine years of existence. The CCC helped to shape the modern national and state park systems we enjoy today.

OLD LEM TURNER DITCH  
FILLED IN TO BUILD  
NEIGHBORHOOD

4 NEIGHBORHOOD DITCHES  
CROSS OVER BRADDOCK ROAD  
TO THE INTO LEM TURNER  
DITCH

REMAINING LEM TURNER DITCH

BRADDOCK ROAD

BRADDOCK RD

PAWILL DR

THOMAS MILL RD

THOMAS MILL RDE

LEM TURNER RD

CULVERT

CULVERT

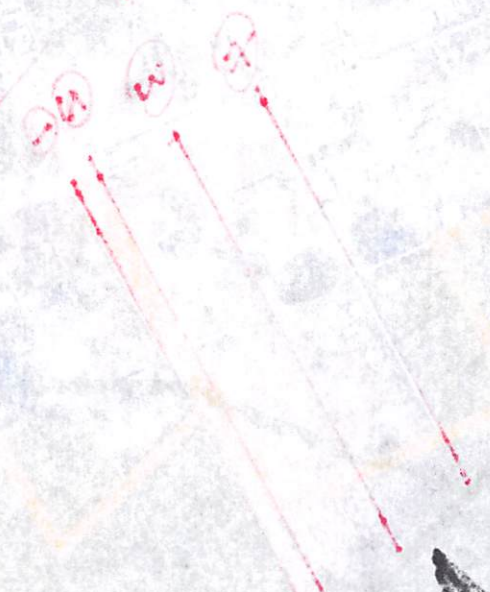


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CHECK ONE ADDRESS BOOK THIS  
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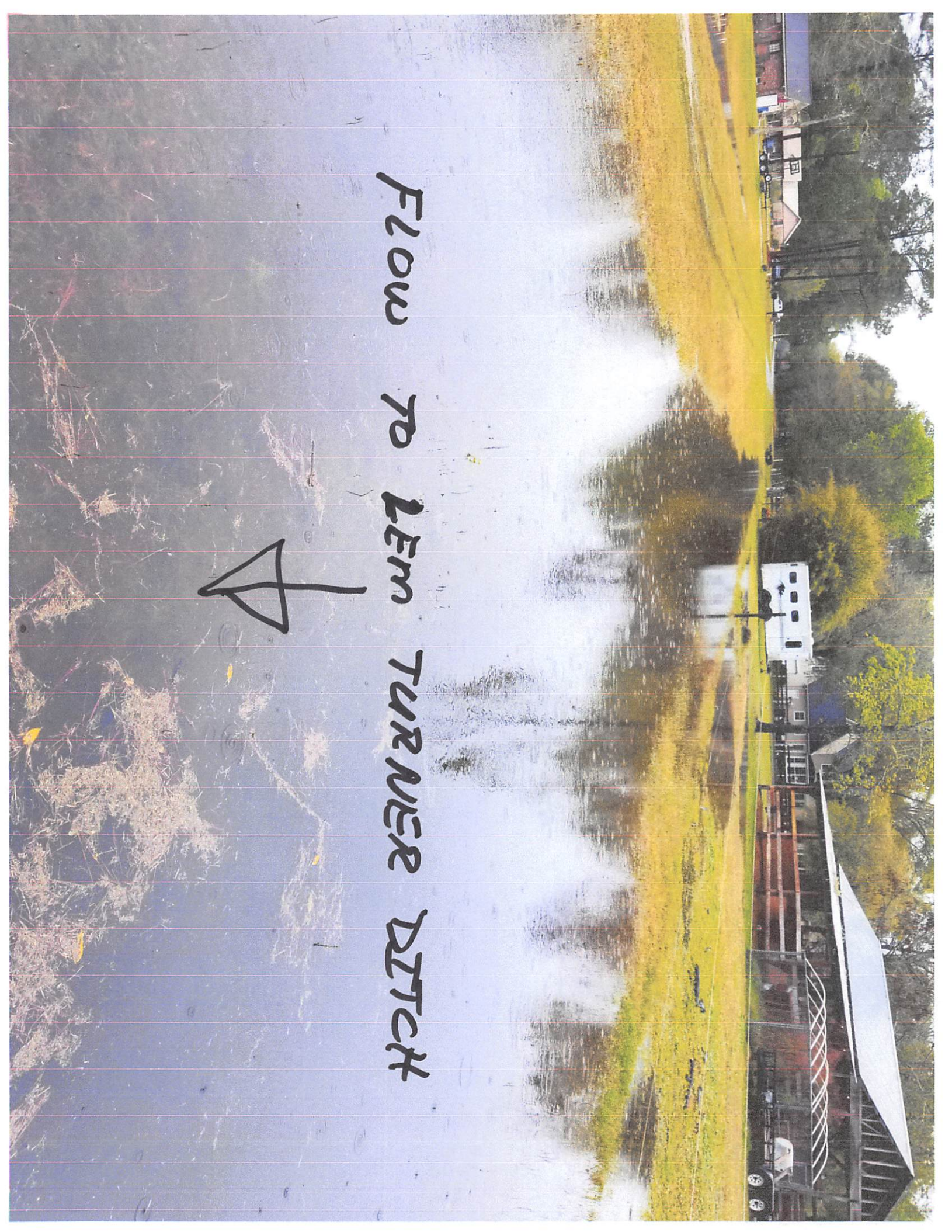
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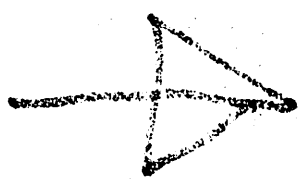
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Flow to Lem Turner Ditch



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Flow to Lem Turner Ditch

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From JD NEW ANSWER DITCH

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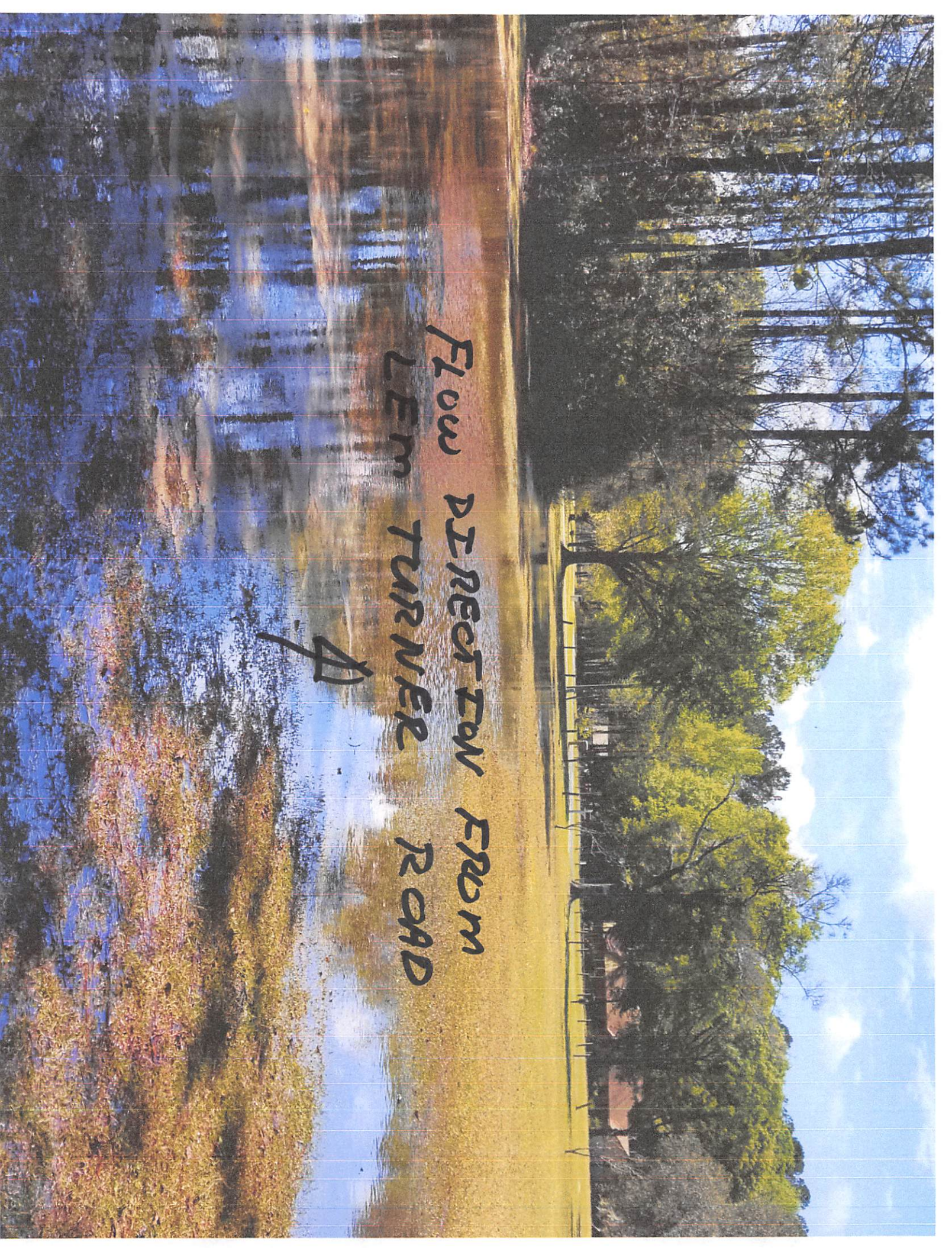
Flow to Lem Turner Ditch



06/12/2018 17:25

FROM THE NEW BUSINESS DISTRICT





Flow DIRECT Tow FROM  
LEM TURNER ROAD



From 10/15/60 to 10/15/60

4